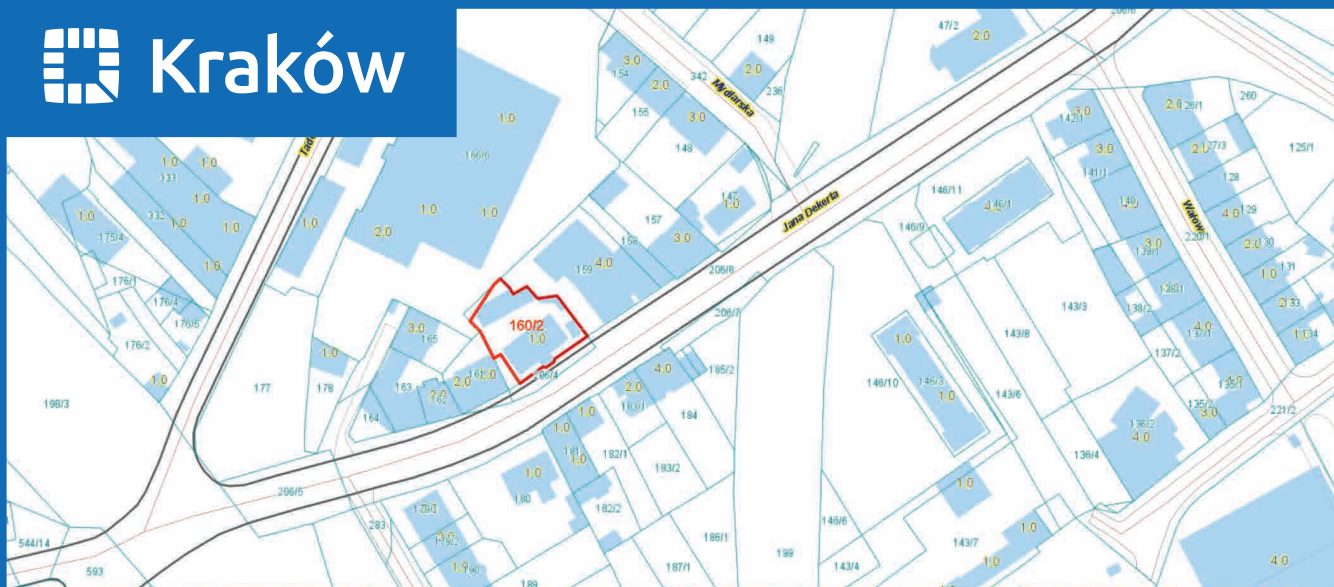




Investment Offer

Residential development

0.0686 ha

Dekerta 4 St.
Kraków – Podgórze



Ownership	Municipality of Krakow
Area	0.0686 ha
Approximate price of the property	PLN 1,771,000.00 net A new valuation report must be prepared.
Information on the tender	Expected approval for the sale in Q4 2026.
Location	Plot No. 160/2, precinct 14 Podgórze, Dekerta 4 St.
Current state	There are two one-story single-family residential buildings on the property, built at the end of the 19th century. The usable floor area of the buildings is 141,69 m ² (front building) and 69.93 m ² (outbuilding). The front building is listed as protected monument in the municipal register. The buildings are entirely vacant and require general renovation.
Immediate surroundings	The property is located in Administrative District XIII Podgórze (Zabłocie). The immediate surroundings include single-family and multi-family residential buildings, and further away there are office and commercial buildings.
Transport accessibility	The property is accessed in terms of pedestrian and vehicle traffic via a public road – Dekerta St.
Utilities	The property is located within a range of technical infrastructure networks. The area is located outside the municipal heating network.
Proposed development programme	The property is subject to the findings of the Local Spatial Development Plan for the „Zabłocie” area. According to the plan, the plot is located in areas designated as class B12.M, i.e. low-intensity residential buildings.
More details about the area	Conservation guidelines will apply to the property in terms of protecting the structure and dimensions, composition, articulation and decoration of the façade and window and door joinery.